

116.0

0002

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

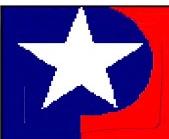
618,300 / 618,300

USE VALUE:

618,300 / 618,300

ASSESSED:

618,300 / 618,300


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
255		FOREST ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GUO FANGZHENG	
Owner 2:	
Owner 3:	
Street 1: 255 FOREST ST	
Street 2:	

Twn/Cty:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER
Owner 1: GERIBO JANE -
Owner 2: -
Street 1: 255 FOREST ST
Twn/Cty: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .151 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Wood Shingle Exterior and 1183 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6593	Sq. Ft.	Site			0	70.	0.945										432,453						432,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6593.000	185,800		432,500	618,300		74467
							GIS Ref
							GIS Ref
							Insp Date
							09/04/18

PREVIOUS ASSESSMENT		Parcel ID		116.0-0002-0010.0		PRINT		USER DEFINED							
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Date	Time	Prior Id # 1:	Prior Id # 2:	Prior Id # 3:
2022	101	FV	185,800	0	6,593.	432,500	618,300		Year end	12/23/2021					
2021	101	FV	180,100	0	6,593.	432,500	612,600		Year End Roll	12/10/2020					
2020	101	FV	180,100	0	6,593.	432,500	612,600		612,600 Year End Roll	12/18/2019					
2019	101	FV	164,600	0	6,593.	438,600	603,200		603,200 Year End Roll	1/3/2019					
2018	101	FV	164,600	0	6,593.	327,400	492,000		492,000 Year End Roll	12/20/2017					
2017	101	FV	164,600	0	6,593.	296,500	461,100		461,100 Year End Roll	1/3/2017					
2016	101	FV	164,600	0	6,593.	284,200	448,800		448,800 Year End	1/4/2016					
2015	101	FV	164,000	0	6,593.	240,900	404,900		404,900 Year End Roll	12/11/2014					

SALES INFORMATION		TAX DISTRICT		PAT ACCT.		ASR Map:			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GERIBO JANE,	70180-542		11/2/2017		548,500	No	No		
	15261-199		10/1/1983		67,000	No	No	Robert B Geribo d.o.d. 4/28/2015 bk 68109 pg	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
8/28/2014	1067	Manual	3,924	8/28/2014				Construct accessor	9/4/2018	MEAS&NOTICE	BS	Barbara S											
									2/1/2018	SQ Returned	EMK	Ellen K											
									1/31/2018	Mail Update	EMK	Ellen K											
									3/31/2009	Measured	372	PATRIOT											
									4/29/2000	Inspected	197	PATRIOT											
									2/15/2000	Measured	263	PATRIOT											
									1/1/1982		CM												

 Sign: VERIFICATION OF VISIT NOT DATA

